| 104.0 | 0008 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 746,600 / 746,600 |
| | | | | | USE VALUE: | 746,600 / 746,600 |
| | | | | | ASSESSED: | 746,600 / 746,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 31 | | FOX MEADOW LN, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JENNINGS STEPHEN L/ANNE M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 31 FOX MEADOW LANE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WAGNER LOUISE T - |
| Owner 2: | - |
| Street 1: | 31 FOX MEADOW LANE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7980.000 | 284,500 | 500 | 461,600 | 746,600 |
| Total Card | 0.183 | 284,500 | 500 | 461,600 | 746,600 |
| Total Parcel | 0.183 | 284,500 | 500 | 461,600 | 746,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.52 /Parcel: 421.52

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 67304

**GIS Ref**

**GIS Ref**

**Insp Date** 09/14/18

!8308!

## PREVIOUS ASSESSMENT

Parcel ID: 104.0-0008-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 284,500 | 500 | 7,980. | 461,600 | 746,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 275,500 | 500 | 7,980. | 461,600 | 737,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 275,600 | 500 | 7,980. | 461,600 | 737,700 | 737,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 233,100 | 600 | 7,980. | 461,600 | 695,300 | 695,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 233,100 | 0 | 7,980. | 395,600 | 628,700 | 628,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 233,100 | 0 | 7,980. | 369,300 | 602,400 | 602,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 233,100 | 0 | 7,980. | 316,500 | 549,600 | 549,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 219,500 | 0 | 7,980. | 283,500 | 503,000 | 503,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 07:06:15 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/18 | 10:15:35 |
| mmcmakin | |

**PAT ACCT.** 8308

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WAGNER LOUISE T | 1329-116 | | 11/20/2006 | | 459,000 | No | No | | |
| WAGNER VIRGIL E | 546-189 | | 3/1/2005 | Family | | No | No | | |
| | 546-169 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 67304 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/20/2013 | 1408 | Manual | 4,995 | C | | | | |
| 1/12/2007 | 28 | Manual | 13,000 | | | G8 | GR FY08 | re-build screen po |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/23/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/11/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/13/2007 | MLS | MM | Mary M |
| 12/3/1999 | Inspected | 264 | PATRIOT |
| 11/10/1999 | Mailer Sent | | |
| 10/26/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7980 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 4 | | | | | | | | | 461,582 | | | | | | 461,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.18320 | Total SF/SM: | 7980 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 461,582 | Spl Credit | | Total: | 461,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98703003 |
| Adj $ / SQ: | 146.574 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 349483 |
| Depreciation: | 65004 |
| Depreciated Total: | 284479 |

## COMMENTS

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | | BRs: 3 | | | | Baths: 1 | | HB 1 | | |

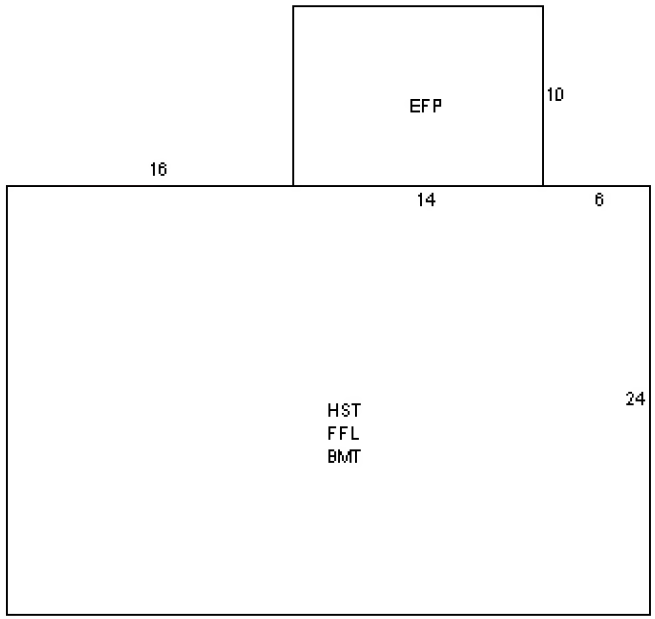
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 146.57 |
| Special Features: | 0 | Val/Su Net: | 123.70 |
| Final Total: | 284500 | Val/Su SzAd | 219.52 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 864 | 59.690 | 51,574 |
| FFL | First Floor | 864 | 146.570 | 126,640 |
| HST | Half Story | 432 | 146.570 | 63,320 |
| EFP | Enclos Porch | 140 | 46.070 | 6,449 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,300 | | | Total: | 247,983 |
| Size Ad | 1296 | Gross Area | 2732 | FinArea | 1771 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 55 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

104.0-0008-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 12X14 | A | AV | 1985 | 4.48 | T | 27.2 | 101 | | | 500 | | | 500 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 500 | Total Special Featues: | | Total: 500 |